

Town of Highland Planning Board
Minutes March 22, 2023.

Chairman Norm Sutherland calls the meeting to order at 7:00PM.

Pledge to the Flag

Chairman states the minutes are being recorded.

Secretary takes attendance.

Attendance: Norm Sutherland
JT Vogt
Jeffrey Spitz
Steve Bott
Tim McKenna
Board Secretary: Monica McGill
Town Attorney: Michael Davidoff
Code Enforcement: BJ Gettel

Also in attendance: Laura Burrell (alternate)

Motion to approve the February 23, 2022 :

Motion: Jeff Spitz Second: Tim McKenna

All in favor

Norm Sutherland state that county is offering (2) workshops

1. Walkable Community
2. Comprehensive Plan

Mr. Sutherland also attended the Round Table Work shop held at the Senior Center in Eldred NY and found it quite satisfying.

The Town of Highland Planning Board has been working on improvements to the application process.

The Eldred High School was unavailable for tonight's meeting due to a schedule conflict.

Escrow amounts are determined on previous application costs and projects.

Application #1-2023 Ronald Walborn Short Term Residential Rental Permit Public Hearing

Property located on 437 State Route 55 Eldred NY 12732

Motion to open the public hearing on Application #1-2023:

Motion: J.T. Vogt Second: Jeff Spitz

All in favor

Secretary reads the public notice posted in the local newspapers.

Letter received by James Grundy was read into record.

There were (9) letters mailed to surrounding neighbors and (8) returned

Mr. Walborn has owned the property since 2004 and was used as a second residence. Now that his children are grown, he rents the property out two times a month.

Motion to close the public hearing on Application #1-2023:

Motion: Tim McKenna Second: Steve Bott

All in favor

SEQR Part (2) read by Michael Davidoff and completed by the board.

Motion for SEQR part 2 will not result in any significant adverse environmental impacts:

Motion: Jeff Spitz Second: Tim McKenna

All in favor

As per Code Enforcement Fire Inspection has been completed and passed.

Upon approval code requests that an amendment, be added that quiet time be observed from 11PM to 7AM.

Motion to approve Application #1-2023 :

Motion: Jeff Spitz (as per amendment)Second: Tim McKenna

All in favor

Application #3-2023 Cezary & Anna Borodzuik Short Term Residential Rental Permit Public Hearing

Property located on 13 Maplecrest Road Eldred NY 12732

Motion to open the public hearing on Application #3-2023:

Motion: J.T. Vogt Second: Tim McKenna

All in favor

Secretary reads the public notice posted in the local newspapers.

Letter received by Mikhail Tsilevich was read into record.

There were (15) letters mailed to surrounding neighbors and (14) returned

The Borodzuik's bought the cabin in 2017 and when the cabin is not being used by them personally, they rent it twice a month in the summer time and once a month in the winter to help cover the cost of the mortgage.

Motion to close the public hearing on Application #3-2023:

Motion: J.T. Vogt Second: Steve Bott

All in favor

SEQR Part (2) read by Michael Davidoff and completed by the board.

Motion for SEQR part 2 will not result in any significant adverse environmental impacts:

Motion: Jeff Spitz Second: Tim McKenna

All in favor

As per Code Enforcement Fire Inspection has been completed and passed.

Upon approval code requests that an amendment, be added that quiet time be observed from 11PM to 7AM.

Motion to approve Application #1-2023 :

Motion: Jeff Spitz (as per amendment)Second: Tim McKenna

All in favor

Application #5-2023 Ron Robinovich Short Term Residential Rental Permit Public Hearing

Property located on 3608 State Route 97 Barryville NY 12719

Motion to open the public hearing on Application #5-2023:

Motion: J.T. Vogt Second: Tim McKenna

All in favor

Secretary reads the public notice posted in the local newspapers.

There were (4) letters mailed to surrounding neighbors and (4) returned

Mr. Rabinovich uses his second residence as a rental property.

Motion to close the public hearing on Application #5-2023:

Motion: Tim McKenna Second: Steve Bott

All in favor

SEQR Part (2) read by Michael Davidoff and completed by the board.

Motion for SEQR part 2 will not result in any significant adverse environmental impacts:

Motion: Jeff Spitz Second: Tim McKenna

All in favor

As per Code Enforcement there was a violation that has been resolved and the fire Inspection has been completed and passed.

Upon approval code requests that an amendment, be added that quiet time be observed from 11PM to 7AM.

Motion to approve Application #1-2023 :

Motion: Jeff Spitz (as per amendment)Second: Tim McKenna

All in favor

Application #6-2023 Caroline McGrath Parrilla Short Term Residential Rental Permit Public Hearing

Property located on 206 Lakeview Dr. Highland Lake NY 12743

Motion to open the public hearing on Application #6-2023:

Motion: Tim McKenna Second: J.T. Vogt

All in favor

Secretary reads the public notice posted in the local newspapers.

There were (17) letters mailed to surrounding neighbors and (14) returned

Ms. Parrilla has owned her home for 11 years and uses the premises primarily for herself. She rents the place a few times a year to help with expenses.

Public Comment:

Herman Klaus who lives nearby has some concerns. He feels that home owners should use their home for personal use and not commercial use. There was in the past a problem with the wildlife getting the garbage after the tenants left it outside. He is also concerned of the increase in boating on the lake. Tenants do not know the rules and regulations. If the tenants have a party (although not with this property, do not realize that it travels across the lake. He also states that parking can become an issue.

Norm Sutherland: In response to increased boating is the tenant's responsibility.

Linda Yehl: resides on Proctor Road Eldred NY.

She asks if the code office will periodically monitor and check these short term rental properties to make sure they are abiding by the code, or will they just wait for a complaint to be called in ?

BJ Gettel code enforcement states there will be periodic inspections without the home owners knowing beforehand.

Norm Sutherland also states that annual fire inspections will be conducted by the code office.

Linda Yehl: Will taxes be paid to the town?

Norm Sutherland: They pay room tax through the county.

Michael Davidoff: The reason for this law is to control what is going on in the town. If there is a violation the permits are revoked and withdrawn. This is to protect the residents of the town.

Linda Yehl: I am concerned because not long ago my house was broken into and I was home alone. The response time for law enforcement was forty five minutes. We just need to know who is entering our town.

Barbara Dankenbring neighbor to Ms. Parrilla also had an issue with the wildlife getting into the garbage.

BJ Gettel: If the wildlife gets the garbage in regards to a short-term rental property, just call the code office and I will inspect.

Motion to close the public hearing on Application #5-2023:

Motion: Tim McKenna Second: J.T. Vogt

All in favor

SEQR Part (2) read by Michael Davidoff and completed by the board.

Motion for SEQR part 2 will not result in any significant adverse environmental impacts:

Motion: Steve Bott Second: J.T. Vogt

All in favor

As per Code Enforcement there was a fire Inspection completed and has passed.

Upon approval code requests that an amendment, be added that quiet time be observed from 11PM to 7AM and periodic inspections to monitor garbage removal.

Motion to approve Application #1-2023 :

Motion: Jeff Spitz (as per amendment)Second: Tim McKenna

All in favor

Application #4-2023 Dustin Tomes Short Term Residential Permit

Mr. Tomes owns a home at 82 Yulan-Barryville Rd. that he purchased in 2021. He and his wife updated the residence and used it as their primary home. In the past year they have rented it out to help cover costs. The residence is used by himself first and rented out second.

Motion to schedule a public hearing on application #4-2023 to be held at the Eldred Town Hall on April 26, 2023 at 6PM.

Motion: Jeff Spitz Second: Tim McKenna

All in favor

Mr. Tomes will need to schedule a fire inspection with the code office to be completed before the scheduled public hearing.

Mr. Tomes will also obtain 911 reflector #'s for his property.

Application #8-2023 Julius Robinson Short Term Residential Permit

Mr. Robinson owns property at 3512 State Route 97 Barryville NY for the past sixty five years. He also owns Wild & Scenic Riversedge Campground as comparable to Indian Head and Landers and Kittatiny. Kittatiny has twelve short term rentals and he has one. He

owns all the adjacent properties and he is the primary caretaker for removal of the garbage and maintenance. He feels that his property should be grandfathered in. Mr. Robinson worked for the UDC (Upper Delaware Council) on the committee to protection of Private Property. By not having this grandfather clause he feels the town is taking away that right. Mr. Robinson is asking the board to waive his public hearing. He feels this law should be only for new applicants. He states that all the tenants he has ever had have never been a problem.

Mr. Sutherland states that may apply to you but not to all short-term rentals. There is always concerns renting to people who do not know the property or the area.

Motion to schedule a public hearing on application #8-2023 to be held at the Eldred Town Hall on April 26, 2023 at 6PM.

Motion: Tim McKenna Second: Steve Bott

All in favor

Mr. Robinson will need to schedule a fire inspection with the code office to be completed before the scheduled public hearing.

Please see attached UDC email in regards to this short-term rental application.

Application #10-2023 Drew Villano Short Term Residential Permit

Ms. Villano owns a home at 186 Eldred Yulan Road in Eldred NY. She purchased the property two years ago and because her job entails a lot of travel, she rents the property to cover the mortgage. She has a very strict policy that the tenants follow and she does an extensive background check on all that inquire.

Motion to schedule a public hearing on application #10-2023 to be held at the Eldred Town Hall on April 26, 2023 at 6PM.

Motion: Tim McKenna Second: Jeff Spitz

All in favor

Ms. Villano will need to schedule a fire inspection with the code office to be completed before the scheduled public hearing.

Application #7-2023 211 Mail Road LLC Special Use Permit

John D. Fuller, P.E.,P.C. Civil and Structural Engineer, and Steven Barshovsive (attorney) are representing the applicant.

The property on 211 Mail Road known as the Catskill Resort has been purchased by Yeshiva Ohr Shraga Veretzky located in Brooklyn.

The property is identified as a Hotel/Motel Restaurant. The new owner is presenting the board with a new application for a new special use permit for the following:

- To add (4) 5,800 square foot dormitories
- (1) 800 square foot Mikva
- A 10,150 square foot multi-purpose building

They are looking to run a religious retreat during the summer months

The new dormitories and multi-purpose building will be serviced by a new drilled well and septic system.

Mr. Barshovsive states that some parts of the property are not used, for example the pool that is primarily used in the summer.

Mr. Fuller also represented the previous owner and is very familiar with the property. He states that the two large septic systems have been overhauled in the last year.

The preliminary application was presented to the town's consultant Leberge Group and they have sent their response that was read by Norm Sutherland and will be attached to these minutes.

Therefore at this time the board will give the applicant time to review the report from the consultant and obtain a complete site plan to be presented by April 12, 2023 to be put on the April 26, 2023 agenda.

If the applicant wishes to re-submit the application, they will need to provide an escrow amount of \$5000.00 upon such re-submission.

Application #9-2023 Shane Pearson & Courtney Crangi Special Use Permit Cannabis

Mr. Pearson and Ms. Crangi are looking to open a cannabis micro business.

Norm Sutherland: parts of the application are incomplete for example the description on the SEQR part 1 form.

Rubin Lindo of Grid Iron Ent Mgt. Group explains the description is based on the law and intended operation.

Norm Sutherland inquires that the business is looking to grow and sell?

Shane Pearson: As per state license.

Rubin Lindo: explains to cultivate, grow, process and sell, but not to run a large farm.

Tim McKenna: Where will the business be located?

Shane Pearson: 3465 State Route 97 Barryville NY 12719

Rubin Lindo: This will be indoor grow only, not outdoor.

In order to move forward on the application the board will require a stamped engineer site plan that also shows the distance of the proposed business from churches and schools.

The application will then need to be sent to the UDC (Upper Delaware Council), NPS (National Park Service), and any other departments that may be involved.

Rubin Lindo states that the site plan doesn't normally show distances , and can present that information in another way?

Michael Davidoff answers that the board will accept another form as long as it shows how the business will fit in and comply with what they are asking.

The application will also be sent to the Leberge Group (towns consulting firm) and Keystone Associates (towns engineer).

The applicant will also need to set up escrow in the amount of \$3000.00 to cover the cost.

The applicant can re-submit by April 12, 2023 to be put on the April 26, 2023 agenda.

Application #5-2022 Camp Fimfo – Catskill Site Plan Review

There has been no official vote on SEQR part (2). The board is still waiting for the NPS (National Park Service) report.

Dan Rubin Attorney for Camp Fimfo states that they are coordinating with all entities involved and it looks like another two to three weeks.

The board will now state their concerns and questions:

Jeffrey Spitz: With the response to last months inquiry of a full time EMT on the premises. Although the Planning Board has no authority, I feel that with a forty-million-dollar investment and people's lives in your hands that you at least reconsider having a full time EMT on site during through the peak times.

Mr. Spitz was not satisfied with the response to his question concerning the removal of the RV's. He states that the definition of Recreational vehicles is one hundred and eighty days being occupied per year.

Mr. Spitz would like Camp-Fimfo to reconsider having trained staff on hand in regards to administering Narcan to overdose victims.

The training is free and it will aid in the saving of lives.

Laura Burrell would like Camp Fimfo to consider putting a document out to the public showing that they care about the river and eco-tourism, by selling river safe products, ways to decrease trash, recycling procedures, solar power, charging stations, composting stations etc.

Mr. Rubin did not understand the level of detail they were asking for.

Full Environmental Assessment Form Part 2 – Identification of Potential Project Impacts is read by Norm Sutherland and completed by the board.

Attached to these minutes is the above form and the boards response.

Caren LaBrutto Senior Planner of LaBella Associates and Daniel Rubin Attorney Camp Fimfo will supply answers and explanations to the board regarding the above form.

Dan Rubin thanks the board and appreciates their time on this application.

Norm Sutherland states that there have been hundreds of hours put into this application over the past year and they look forward to hear the response from the Park Service.

Motion to adjourn the meeting:

Motion: JT Vogt

Second: Tim McKenna

All in favor

Note: The zoom part of the meeting ended at 8:45 PM due to being hacked. We will implement a more secure session for the future.

Planning Board and Zoning

From: Norm Sutherland <ngs_construction@yahoo.com>
Sent: Wednesday, March 22, 2023 4:51 PM
To: Planning Board and Zoning; Michael Davidoff; Michael Davidoff; Scott Reed; Jeff Spitz; Laura Burrell; mckennanyc@mac.com; Steve Bott; John Thomas Vogt
Subject: Fwd: Robinson Short Term Rental #8-2023
Attachments: Robinson STR Workbook Review.pdf

Just got this and sending to group before meeting. Will also print out on this short notice

Norm Sutherland
NGS CONSTRUCTION

Begin forwarded message:

From: Kerry Engelhardt <kerry@upperdelawarecouncil.org>
Date: March 22, 2023 at 4:45:53 PM EDT
To: Planning Board and Zoning <planningboardzba@townofhighlandny.com>
Cc: "Norm Sutherland (ngs_construction@yahoo.com)" <ngs_construction@yahoo.com>, michael@ddelawoffice.com, BJGettel1@gmail.com
Subject: RE: Robinson Short Term Rental #8-2023

Monica,

Thank you for forwarding this application to the UDC.

This Short Term Rental is in an existing residential structure. From aerial mapping it appears that the structure in question *may* be within 100 feet of the mean high water mark of the Delaware River. If this is the case, the application may be subject to Project Review (although no new structures are proposed). Just to be safe, I looked over the application assuming that an initial review was required, triggered by this new permit application, even though the improvements and structures are existing and not proposed.

Using the checklists in the Project Review Workbook (attached), I determined that the application qualifies as a "Class I Project." Since the Town of Highland and its zoning is in Substantial Conformance with the River Management Plan, the project requires **no further review** from the UDC or the NPS.

Please don't hesitate to contact me with any questions or concerns.

Kerry Engelhardt, P.E.
Resources & Land Use Specialist



Upper Delaware Council
LAND • WATER • PEOPLE

Upper Delaware Council
211 Bridge Street P.O. Box 192
Narrowsburg, NY 12764

John D. Fuller, P. E., P.C.

CIVIL & STRUCTURAL ENGINEERING

February 10, 2023

Mr. Norman Sutherland, Chairman
Town of Highland Planning Board
4 Proctor Rd.
PO Box 397
Eldred, NY 12732
planningboardzba@townofhighlandny.com

**RE: 211 Mail Road
Section 15 Block 1 Lots 70.1 & 70.2
Town of Highland, Sullivan County, NY**

Dear Mr. Sutherland:

Enclosed is an application, EAF and Sketch Plan for the above referenced property. The property, known as Catskill Mountains Resort, is currently under contract to be purchased by Yeshiva Ohr Shraga Veretzky, 1102 Ave L, Brooklyn, NY 11230 from the current owner, 211 Mail Rd., LLC, 211 Mail Rd., Barryville, NY 12719.

The property is located in the Residential – Agricultural (R-2) Zoning District. The existing use is defined as a “Hotel,” which is a specially permitted use and for which a Special Use Permit has been issued. The new owner would like to add four (4) 5,800 sf dormitories, an 800sf Mikva and a 10,150 sf Multi-purpose building to the site and operate as a “religious retreat” during the summer months, which would appear to also require a Special Use Permit. The new dormitories and multi-purpose building will be serviced by a new drilled well and septic system.

The attached Sketch Plan is being submitted to request a Pre-Submission Conference be held at the next Planning Board meeting for review and clarification of any necessary items or information which the Board may require.

Please see the attached sketch plan for details and contact my office if you have any questions.

Thank you,



John D. Fuller, P.E.

Tel: (845) 856-1536

4 South Street, Port Jervis, NY 12771
Fax: (845) 858-2419

Email: johnfullerpe@gmail.com

MEMORANDUM

TO: Michael Davidoff, Esq., Drew, Davidoff & Edwards – Attorney to the Town of Highland
Julie Brennan, Legal Assistant, Drew, Davidoff & Edwards

CC: Jeffery Haas – Supervisor, Town of Highland
Nicole Allen, AICP – Planning Services Manager, Laberge Group

FROM: Kevin Schwenzfeier – Senior Planner, Laberge Group

DATE: March 20, 2023

RE: **Proposed Special Use Review of 211 Mail Road Pre-Submission Planning Board**

As requested, please find below a special use review for the Pre-Submission for 211 Mail Road, in the Town of Highland.

Applicant: John D. Fuller, P.E.
Address: 211 Mail Road
SBL: 15.-1-70.1 & 15.-1-70.2
Zoning: Agricultural-Residential (R2)
Request: Special Use Permit – Change of Use

Application Discussion:

- The applicant seeks a new special use permit for the addition of four (4) 5,800 sf dormitories, an 800 sf Mikvah, and a 10,150 sf multi-purpose building for operation as a religious retreat to a property currently specially permitted as a “Hotel”.
- The dormitories and multi-purpose building would be serviced by a new drilled well and septic system.

Assessment of Request:

According to the Town of Highland Zoning Code §190-12(B) – “Any use not listed specifically within the Chapter 190 Schedule 2: District Schedule of Use Regulations shall be considered a prohibited use in all districts under this chapter.” Therefore, the following special use review is offered:

- Religious Retreat is not specifically listed in the Chapter 190 Schedule 2: Schedule of Use Regulations and is therefore a prohibited use.
- Dormitory is not specifically listed in the Chapter 190 Schedule 2: Schedule of Use Regulations and is therefore a prohibited use.
- Mikvah, while not specifically listed in the Chapter 190 Schedule 2: Schedule of Use Regulations, is a common element of a “place of worship.” A place of worship is listed as a Special Use Permit (SUP) on the Chapter 190 Schedule 2: Schedule of Use Regulations.
- Multi-purpose building while not specifically listed is a common element of a “place of worship.” A place of worship is listed as a Special Use Permit (SUP) on the Chapter 190 Schedule 2: Schedule of Use Regulations.

Conclusion

Based on a complete review of the Town of Highland Chapter 190 “Zoning” and Chapter 190 Schedule 2: District Schedule of Use Regulations:

1. While elements proposed by the applicant may be specially permitted uses as part of a “Place of Worship,” not all elements are considered common uses of a hotel.
2. A “Religious Retreat” is not a permitted or specially permitted use in the Town of Highland.
3. The change in use from a hotel to a dormitory, for religious or non-religious purposes is not permitted in the Town of Highland.

Therefore, for the purpose of this zoning interpretation, a change in use from hotel to retreat, for religious or nonreligious purposes is not permitted.

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

	Agency Use Only [If applicable]
Project :	Camp FIMFO Catskills
Date :	

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)			
<i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	Small impact <input checked="" type="checkbox"/>	<input type="checkbox"/>
<small>Soil testing and available soil information indicate most soils have groundwater at depth of > 6 FT on the site. Where shallow groundwater is encountered it will be dewatered according to best engineering practices.</small>			
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	Small impact <input checked="" type="checkbox"/>	<input type="checkbox"/>
<small>Approximately 2 ac. of impact for road widening of existing road for emergency access.</small>			
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	Small impact <input checked="" type="checkbox"/>	<input type="checkbox"/>
<small>Proposed disturbance to bedrock is primarily for improved/widened roadways for emergency access and improved utilities.</small>			
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	Small impact <input checked="" type="checkbox"/>	<input type="checkbox"/>
<small>Greater than 1,000 tons of natural material may be removed to improve and modernize utilities and roadways. Applicant is seeking to maintain on site to greatest extent.</small>			
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	Small impact <input checked="" type="checkbox"/>	<input type="checkbox"/>
<small>Implementation of the SWPPP will ensure no significant adverse impacts</small>			
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	No impact <input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>None</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features
 The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
 The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments. Implementation of the SWPPP will ensure no significant adverse impacts.	D2a, D2h	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies. Implementation of the SWPPP will ensure no significant adverse impacts.	D2e	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action. Implementation of the SWPPP will ensure no significant adverse impacts.	E2h	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body. Typical treatments by licensed professionals.	D2q, E2h	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>

1. Other impacts: <u>None</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
 If "Yes", answer questions a - h. If "No", move on to Section 5.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c <small>No new water supply wells. Additional demand from existing water supply wells only. Well Interference Analysis Report by Miller Hydrogeologic Inc. 12/8/22 determined little impact.</small>	<input checked="" type="checkbox"/> Small Impact	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: "Little impact on surround groundwater levels" Miller Hydrogeologic Inc. 12/8/2022	D2c	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/> No Impact	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater. <small>Eljen toilet systems use sand filter and are located according to regulated buffers from water supply wells.</small>	D2d, E2l	<input checked="" type="checkbox"/> Small Impact	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer. <small>All bulk storage tanks contain secondary containment. Other bulk is contained in sealed buckets/containers.</small>	D2p, E2l	<input checked="" type="checkbox"/> Small Impact	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
h. Other impacts: <u>None</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)
 If "Yes", answer questions a - g. If "No", move on to Section 6.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/> No Impact	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain. <small>De minimis impact of 298 cubic yards of fill. A floodplain development permit will be sought from the Town.</small>	E2j	<input checked="" type="checkbox"/> Small Impact	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain. <small>Utility connections will be sealed, well caps will be watertight, and backflow valves will be installed. A floodplain development permit will be sought from the Town.</small>	E2k	<input checked="" type="checkbox"/> Small Impact	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns. <small>Currently there is no stormwater management on site. Stormwater conditions will be improved with the proposed plan. Implementation of the SWPPP will ensure no significant adverse impacts.</small>	D2b, D2e	<input checked="" type="checkbox"/> Small Impact	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding. <small>Currently there is no stormwater management on site. Stormwater conditions will be improved with the proposed plan. Implementation of the SWPPP will ensure no significant adverse impacts.</small>	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/> Small Impact	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair or upgrade?	E1e	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>

g. Other impacts: None	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h. D.2.g.) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: <u>No impacts to floodplain forest per Site Plan.</u>	E2n	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site. <i>Tree clearing during the winter will occur one time</i>	E2m	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ <u>Northern Long-eared Bat habitat. Clearing is allowed under 4(d) rule, USFWS Consistency Letter received 6/7/2022.</u>	E1b	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides. Typical treatments at buildings by licensed contractors.	D2q	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
j. Other impacts: <u>None</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources
 The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
 If "Yes", answer questions a - g. If "No", go to Section 10.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource. <small>The modernization and improvement project will not dramatically change the appearance of this existing campground. Suitable landscaping and neutral color scheme will ensure impacts are minimal.</small>	E3h	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round <small>The modernization and improvement project will not dramatically change the appearance of this existing campground. Suitable landscaping and neutral color scheme will ensure impacts are minimal.</small>	E3h	<input checked="" type="checkbox"/> Small impact <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities <small>The modernization and improvement project will not dramatically change the appearance of this existing campground. Suitable landscaping and neutral color scheme will ensure impacts are minimal.</small>	E3h E2q, E1c	<input checked="" type="checkbox"/> Small impact <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2-3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
g. Other impacts: <u>None</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources
 The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
 If "Yes", answer questions a - e. If "No", go to Section 11.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. 4/29/2022 SHPO No Impact Letter	E3f	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>

d. Other impacts: <u>None</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:	Not Applicable		
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part I. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
The modernization and improvement project will improve the wastewater, water, stormwater, and emergency access at the existing campground while improving the aesthetics and modernizing the operations and experience consistent with the goals of the Comprehensive Plan.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part I. E.3.d) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES If "Yes", answer questions a - c. If "No", go to Section 13.			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
 If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
<small>No new campgrounds are proposed. New accesses will be constructed and river trip parking will occur on the river side of NYS 97.</small>			
e. The aquatic center is accessible to campers only and there are no proposed changes to river operations.	D2j	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
c. The proposed action may alter the present pattern of movement of people or goods.			
f. Other impacts: <u>None</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
 If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
<small>The site is occupied by an existing campground, which currently utilizes energy. With the proposed action, the total projected annual energy is estimated to be 1,625 MWhrs.</small>			
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
<small>The site's use is seasonal. RVs are not buildings, but assuming they are for this purpose, the total SF is approximately 95,000 SF.</small>			
e. Other Impacts: <u>None</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
 If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
<small>The noise analysis demonstrated that noise levels will not exceed local regulations. Per NYSDEC, no appreciable effect will occur with the increase of 0 - 1 dBA.</small>			
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
<small>No blasting will occur. Rock removal by trenching, ripping, and hydraulic hammering.</small>			
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
<small>Campground fires with typical smells will continue as in the existing condition.</small>			

d. The proposed action may result in light shining onto adjoining properties. <i>As demonstrated in the photometric plan, no light will shine onto adjoining properties.</i>	D2n	No impact <input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. <i>Lights are dark sky compliant and downward directed. Lighting is being added in a few locations for safety reasons and there is not a substantive change from existing conditions.</i>	D2n, E1a	No impact <input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>None</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part I.D.2.q., E.1. d. f. g. and h.)

NO YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health. <i>The condition surveys of buildings have been conducted. Asbestos and lead paint will be handled and disposed of according to applicable regulations.</i>	D2t	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste. Similar to existing conditions, dumpsters will be managed by Waste Management. <i>A new trash compactor will be implemented.</i>	D2r, D2s	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/> Small impact	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/> No impact	<input type="checkbox"/>
m. Other impacts: <u>None</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Barnes Landfill, a former private municipal landfill, is located within 2,000 FT of the project site. The primary concern is groundwater, which is monitored by NYSDEC and has shown no exceedances at receptor locations. The project does not require the installation of new water supply wells and existing water supply wells will continue to be regulated by the NYSDDH with regular testing required. In addition, the existing wells will be required to undergo additional treatment as part of the project. Ground disturbance will occur within 2,000 FT, involving road widening, utility trenching, installation of stormwater practices, construction of aquatic center, construction of buildings, including foundations and footings, and construction of retaining walls.

17. Consistency with Community Plans
 The proposed action is not consistent with adopted land use plans. NO YES
 (See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

The project to improve and modernize an existing recreational and tourism asset of the Town and County is consistent with community plans.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character
 The proposed project is inconsistent with the existing community character. NO YES
 (See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

The project to improve and modernize an existing recreational and tourism asset of the Town and County is consistent with community plans. Accordingly, it complies with local zoning and is consistent with the historic character of this site and its surroundings.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 2 – Identification of Potential Project Impacts
Town of Highland Planning Board Response

1. Impact on Land

- a. No comment from the board
- b. No comment from the board
- c. No comment from the board
- d. How small of an impact (report from Keystone Assoc. shows the quantity)
- e. What are the phases? The project is considered one phase and the construction has several phases.
- f. No comment from the board
- g. No comment from the board
- h. No comment from the board

2. Impact on Geological Features – No comment from the board

3. Impacts on surface water

- a. No comment from the board
- b. No comment from the board
- c. No comment from the board
- d. No comment from the board
- e. No comment from the board
- f. No comment from the board
- g. No comment from the board (would like to add that all septic systems are Elgin Berry systems)
- h. No comment from the board
- i. No comment from the board
- j. What kind of Pesticides will be used? Pest Control.
- k. No comment from the board
- l. No comment from the board

4. Impact on groundwater

- a. Jeff Spitz states that the initial impact analysis/study was performed in December 2022 and feels that does not reflect an accurate study. Need to know what the result will be during the busy summer months. Reply: The wells were run at full capacity in the December 2022 study to show data of what it would be during the summertime.
Jeff Spitz: With the 279 proposed RV's another study should be done.
Dan Rubin: The testing was specifically designed to show the highest capacity of water uses and included the affect on the surrounding properties.
Caren LaBrutto: The Town's engineer Keystone Associates also approved the study.
- b. No comment from the board
- c. No comment from the board
- d. No comment from the board
- e. No comment from the board
- f. Where are sealed containers stored? They are stored in the aquatic area.
- g. No comment from the board
- h. No comment from the board

5. Impact on Flooding

- a. No comment from the board
- b. No comment from the board
- c. No comment from the board
- d. No comment from the board
- e. No comment from the board
- f. No comment from the board (for the record the addition of a pedestrian bridge was approved by Keystone Assoc.
- g. No comment from the board

6. Impact on Air

- a. No comment from the board

- b. No comment from the board
- c. No comment from the board
- d. No comment from the board
- e. No comment from the board
- f. No comment from the board

7. Impact on Plants and Animals

- a. No comment from the board (a study was also done by the UDC (Upper Delaware Council) & NPC (National Park Service))
- b. No comment from the board
- c. Jeff Spitz: 14.6 acres of forest are to be removed and that does not represent a small impact.
Caren LaBrutto: Species are defined by the treatment of bark and other characteristics. There are tree clearing restrictions that come from state and federal agencies that we must abide by. We will be clearing trees only during the hibernation period. We have coordinated with Susan Booth of the DEC (Department of Environmental Conservation) Region (3) New Paltz.
- d. No comment from the board
- e. No comment from the board
- f. No comment from the board
- g. No comment from the board
- h. No comment from the board
- i. No comment from the board
- j. No comment from the board

8. Impact on Agricultural Resources

- a. No comment from the board
- b. No comment from the board
- c. No comment from the board
- d. No comment from the board
- e. No comment from the board
- f. No comment from the board
- g. No comment from the board
- h. No comment from the board

9. Impact on Aesthetic Resource

- a. The Park Service was to supply a 3D model from the river side and the road side.
Dan Rubin: We were unable to obtain a 3D model from the river side and will prepare another view to submit.
- b. No comment from the board
- c. Jeff Spitz: The 170-thousand-gallon pool that will be visible from Route 97, and I feel that will change the character of the natural aesthetics of the property.
- d. The board agree that (c) & (d) will cause a moderate impact
- e. No comment from the board
- f. No comment from the board with this addition: (there are at least (2) liveries not that far from the campground.
- g. No comment from the board

10. Impact on Historic and Archeological Resources

- a. No comment from the board
- b. No comment from the board
- c. No comment from the board
- d. No comment from the board
- e. No comment from the board

11. Impact on Open Space and Recreation

- a. No comment from the board
- b. No comment from the board
- c. No comment from the board
- d. No comment from the board
- e. No comment from the board

12. Impact on Critical Environmental Areas

- a. No comment from the board
- b. No comment from the board
- c. No comment from the board

13. Impact on Transportation

- a. The board is disappointed in the lack of effort by the DOT (Department of Transportation) put into this study. The impact should be moderate as opposed to no impact.
- b. Caren LaBrutto: The total of 286 parking places is less than the previous number submitted.
- c. No comment from the board
- d. No comment from the board
- e. No comment from the board with the addition of that in the past the DOT had a bike lane paved along Route 97 almost to the blinker light in Barryville and then the project was dropped.
- f. No comment from the board

14. Impact on Energy

- a. No comment from the board
- b. No comment from the board with the addition of: The electric was upgraded by NYSEG to the Roebling Bridge.
- c. No comment from the board
- d. No comment from the board
- e. No comment from the board

15. Impact on Noise, Odor, and Light

- a. Jeff Spitz: The original study was done November 2022 and another study should be done in the peak /summer season.
Dan Rubin: The study modeled future noise levels, and adds that the study included the Mountain Coaster. The Mountain Coaster is no longer in the plan, therefore reducing the noise study.
- b. No comment from the board
- c. No comment from the board
- d. No comment from the board
- e. No comment from the board
- f. No comment from the board

16. Impact on Human Health

- a. No comment from the board
- b. No comment from the board
- c. No comment from the board
- d. No comment from the board
- e. No comment from the board
- f. No comment from the board
- g. No comment from the board
- h. No comment from the board
- i. No comment from the board
- j. No comment from the board
- k. No comment from the board
- l. No comment from the board
- m. No comment from the board

17. Consistency with Community Plans

- a. No comment from the board
- b. No comment from the board
- c. No comment from the board
- d. No comment from the board
- e. No comment from the board
- f. The board feels it will cause a traffic impact.
- g. No comment from the board
- h. No comment from the board

18. Consistency with Community Character

- a. No comment from the board

- b. This will put a strain on the town's resources
- c. No comment from the board
- d. No comment from the board
- e. No comment from the board
- f. No comment from the board
- g. No comment from the board